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THE

BRITISH SOUTH AFRICA COMPANY.

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REPORTS

ON

LAND SETTLEMENT IN SOUTHERN RHODESIA

(1906-1907),

BY

C. D. WISE.

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PREFATORY NOTE

BY

THE BRITISH SOUTH AFRICA COMPANY.

By the completion of the Trunk Railway System of Southern Rhodesia, and the establishment of through communication between the Port of Beira on the Indian Ocean, the Cape Ports and the Victoria Falls, South African and external markets have now been opened to local produce.

In anticipation of this stage in the general plan which has been pursued for the development of the Company's territory, the Directors had already accumulated extensive information as to the natural products and capabilities of the soil in the various districts of Southern Rhodesia, as to special difficulties and local conditions, and as to the produce and methods which are best adapted to the country.

In this work the Company's Agricultural and Veterinary Departments, under the direction of Mr. J. M. Orpen, Mr. E. Ross Townsend, Mr. C. E. Gray and Mr. J. M. Sinclair, have been assisted by the local Reports of the Civil and Native Commissioners throughout the country. They have also been greatly indebted to the efforts of the Rhodesian Agricultural Society, and, above all, to the practical work of individual pioneer farmers, whose energy, perseverance and resource cannot be too highly esteemed. Much valuable information, derived from these and other sources, has already been circulated through the "Rhodesian Agricultural Journal" and the local newspapers. The services of Mr. Odlum and Mr. Sawer are in this respect particularly worthy of commendation.

Having regard to the few seasons which have elapsed and the exceptional difficulties which have interrupted agricultural progress since the occupation of Southern Rhodesia (1890–3), the advance has been remarkable. Much invaluable experience has been accumulated, which is now available for a settler's guidance. Experts have studied the conditions under which he can cultivate semi-tropical products of high commercial value, such as tobacco, oil, cotton, fibre and (in special districts) rubber. Fruit-growing has been established as a remunerative branch of farming. The conditions under which the farmer can raise grain of all kinds, both European and indigenous, are far better understood than they were ten years ago. Remarkable

progress has also been made in veterinary knowledge under the direction of Dr. Koch and other experts. Some of the diseases which baffled the pioneer farmers are now completely understood and controlled, and the remedy for others seems to be within sight.

From every point of view large areas of Southern Rhodesia are now ripe for systematic land settlement by cultivating owners who are qualified to profit by the experience which has been gained, and who are prepared to begin by securing a home and subsistence for their families on their own lands, while laying foundations for future operations upon a larger scale. Whilst the opportunities offered by the soil and climate of Southern Rhodesia are now proved, the Directors do not underestimate the difficulties presented at the outset to British Settlers by the novel local conditions, the seasons, the methods of farming and the sub-tropical products to which their attention should be given. It was for such reasons as these that it seemed desirable to appoint an expert Agricultural Adviser, qualified by scientific attainments and wide practical experience, to investigate the present position and opportunities of the farming industry in Rhodesia, to review the valuable experience which has been accumulated, and to advise the Board upon all questions conducive to the prosperity of the existing farmers, and also as to the expansion of the industry by the introduction of new settlers.

Mr. C. D. Wise, who possesses a varied and successful experience in agricultural management, in addition to high technical qualifications, was selected for this post. He proceeded to Rhodesia in October, 1905, with instructions to report generally to the Board upon the present position and future prospects of the agricultural industry, the opportunities for new settlers, and the methods by which cultivating owners could be best established upon the soil. Mr. Wise's Preliminary Report is printed herewith. He does not wish it to be regarded as more than a preliminary view of the work which has been accomplished, and the information which has been accumulated; but the assistance which he received from the Company's Officials, and from the farmers, as he passed through the country, has resulted in a general survey, which appears to the Directors to be of substantial value to those who are interested in the progress of Rhodesia.

Before proceeding to Rhodesia, Mr. Wise visited the Cape Colony, the Orange River Colony, and the Transvaal, inspecting farms, and particularly enquiring into the various forms of land settlement which have been adopted in those colonies. The valuable information he obtained was of great assistance to him in drafting proposals for land settlement in Rhodesia.

As illustrating the possibilities of future markets, after supplying local needs, which are considerable, Mr. Wise has drawn the attention of the Board to the large amount

of farm and dairy produce imported into the different States of South Africa. Thus the values of some of the over-sea imports of agricultural produce into Cape Colony, the bulk of which he thinks might be produced in the country, are roughly as follows:—

	£	
Wheat	900,000	per annum.
Flour and meal	86,000	„ „
Dairy produce	497,000	„ „
Beef (fresh or frozen)	308,000	„ „

These figures represent *over-sea* imports only, and, of course, a fair proportion is imported in transit for other colonies, but the total imports of such produce into Cape Colony, including those imported from other South African States, amount to no less than 3¼ millions sterling.

In Natal, which Mr. Wise was unable to visit, wheat is imported to the value of £182,000 per annum; beef and mutton, £650,000; pork, nearly £200,000; butter, £209,000; condensed milk, £110,000, &c.

From imports into the Orange River Colony Mr. Wise quotes the following:— Bacon and hams, £10,000 per annum; butter and substitutes, £21,000; jam, £9,000; maize and kaffir corn, £35,000; flour (wheat), £144,000; hay and fodder, £37,000, &c.

Imports from over-sea and from other South African States into the Transvaal include the following:—

	£	
Butter	216,000	per annum.
Maize and kaffir corn	140,000	„ „
Flour	420,000	„ „
Beef and mutton...	730,000	„ „
Condensed milk	185,000	„ „
Hay and fodder	150,000	„ „
Eggs	105,000	„ „

Imports of agricultural produce into Southern Rhodesia are given in full on *page 23.*

The Directors being favourably impressed with Mr. Wise's Report, and being satisfied as to the general principles upon which his proposals for land settlement in Rhodesia are based, instructed him to return to Rhodesia to start operations, and prepare a Central Farm on one of the areas selected for settlement, for the purpose of receiving and training settlers, in general accordance with the methods submitted in his Report.

They secured for two months the services of Mr. W. B. Gordon, an Irrigation Engineer in the employment of the Indian Government, who accompanied Mr. Wise

on his return to Rhodesia, to inspect and report on the possibilities of irrigation on the areas recommended by him for settlement.

A Sub-Manager, experienced in Australian and Rhodesian farming, has also been appointed to assist Mr. Wise in preparing the Central Farm, in allocating farms for settlement, and in making arrangements for the reception of a certain number of settlers.

Mr. Wise has now returned to England, and will sail for Rhodesia shortly. His second report is published herewith.

The following are the general principles which will be pursued in allotting farms in the settlement areas :—

1. Temporary accommodation and opportunities for practical experience to be provided, and a portion of land to be cultivated before arrival of settler.

2. Occupation of land to be enforced.

3. Payment for land, house and improvements, to be spread over a number of years, with interest on unpaid balance.

4. Assistance in providing live-stock.

5. Co-operation in marketing produce.

6. Reservation of alternate blocks by the Company.

Extracts from letter from Mr. C. D. Wise to the British South Africa Company.

OVERBURY,

TEWKESBURY,

May 27th, 1906.

SIR,

In accordance with instructions received from the British South Africa Company, I left Southampton on October 21st, 1905, and proceeded to South Africa, the objective of my tour being Rhodesia, and, after careful inspection of certain defined areas in that country, to report on the land, the farming of to-day and the possibilities of land settlement. It was, however, thought desirable that I should spend some time in the South, so as to appreciate the broad conditions of South African Agriculture, and I therefore visited certain districts in the Cape Colony, and wide areas in the Orange River Colony and the Transvaal, paying especial attention to Land Settlement Schemes, particularly in the two last-named Colonies.

* * * * * *

On arrival at Bloemfontein I called upon Sir Hamilton Goold-Adams, who was kind enough to place transport at my disposal, and both His Excellency and Major Apthorpe, Director of Land Settlement, gave me the fullest possible information.

In the Transvaal Lord Selborne gave me the honour of an interview; Mr. A. Jameson, Commissioner of Lands, and Mr. MacDonald, Acting Director of Agriculture, rendered me great assistance; transport was provided. * * *

I beg to submit my report herewith.

* * * * * *

I have the honour to be,

Sir,

Your obedient Servant,

CHARLES D. WISE.

To THE SECRETARY,

BRITISH SOUTH AFRICA COMPANY,

2 LONDON WALL BUILDINGS,

LONDON, E.C.

REPORTS ON LAND SETTLEMENT.

FIRST REPORT.

In considering my remarks on the farming of to-day, as I saw it in Rhodesia, it must be remembered that I was in the country from the end of December to the middle of March, and therefore saw it at its best, and my notes are simply given as impressions. To form any really sound opinion on the farming possibilities of the country, a man, no matter what knowledge he may have of farming in this country, if he has not had Colonial experience, would at the least require to study the question for a year, seeing the country in the dry as well as in the wet season. Any conclusions I may have arrived at, and any suggestions I may venture to make, are therefore largely based on information given me by men who have made farming their business in Rhodesia, and I must say I have never met a more courteous lot of men; one and all gave me every possible assistance, not only by entertainment for man and beast, but also by answering the thousand and one questions which I asked them. What particularly struck me was the plucky way in which these men, whom I may call the "pioneer farmers" of Rhodesia, have stuck to their business in spite of native rebellion and war, rinderpest and coast fever, which swept the cattle from the country, and from which it is only now beginning to recover. What is the result? That the majority, *i.e.*, the workers and the men who have put their backs into it, in spite of all drawbacks which they have had to face, and which we who come after may reasonably hope to look upon as past, now have comfortable homes on good farms, are prosperous and making a bit more than a good living, the result of their own energy and ability, assisted by a fine climate, with an average rainfall in Mashonaland of 32 ins., and in Matabeleland of 22 ins., and last, but not least, by some good land.

Farmers in the country.

Number of farms and farmers.

The census, taken in April, 1904, returns 948 holdings, of which 32,000 acres were under cultivation; since that date the Secretary for Agriculture states that 25 per cent. more land has been taken up. I was also informed by the Lands Department that they have had more enquiries for farms during the past year than they have ever had before.

Labour.

At present the farmer has to rely on native labour; the price paid varies from about 7*s.* to 15*s.* per month, food (about 2 lbs. of meal per day) extra. In the mining districts labour is dearer; the farmer, however, is recompensed here by a market at his door for some portion of his produce. As a rule (there were exceptions), I found farmers fairly well off for labour. As far as possible, however, labour-saving machinery is used.

White Labour.

One white man is sometimes engaged as overseer and general assistant, but the rate of wages for white men prohibits their more general employment. Later on, when there are more sheep and stock generally in the country and agriculture begins to go ahead, no doubt there will be more white men employed, and men who come out to take farms will be able to get work, not only before they take up land, but after they have made a start on their own account, and thus augment their incomes by extra work at harvest time, sheep shearing, &c.

Implements.

I was surprised to find so much up-to-date machinery in the country—ploughs of all makes (the difficulty was to make up one's mind as to which did the best work), mealie-planters, mowing-machines, horse-rakes, separators in the dairy, and, in fact, a good general selection of farm implements. It is interesting to note that farm implements during the past two years have been imported to the value of £18,952. This speaks for itself, and shows that the farmers in the country are not sitting still, and that they fully realise the advantages of labour-saving machinery.

Land.

The soil in the valleys is, as a rule, rich deep black soil, and is well suited to agriculture. The higher land, which is in most places sandy where there is granite formation, will carry a fair head of horned stock and, in parts of the country, sheep. At present, with no winter feeding, farmers calculate the land will carry one beast to 10 acres. There are two classes of veldt—"sour veldt" and "sweet veldt." When the heavier class of land has been broken up and has got mellow (as was brought to my notice on one large farm I visited), it will carry some grand crops. The chocolate-coloured and red soil is excellent; this is found where there is ironstone; there are large tracts of this red soil round Salisbury and, in fact, all over the country. It is easily worked, and will grow practically anything. The natural lie of the country lends itself to division for farms—in parts, undulating with well-watered valleys (especially in Mashonaland), fairly clear of bush, the bush, as a rule, being on the higher ground; in other parts, more mountainous—ranges of hills with rich valleys between.

The lighter class of land, particularly the sandy soil, is deficient in lime. The red soil contains more. Analysis of twelve samples taken from different centres in Mashonaland and Matabeleland shows, in the former, 0·52 lime, and in the latter 2·12 ("Rhodesian Agricultural Journal").

Cattle disease. i. African Coast Fever.

There is every reason to hope that the "African coast fever," which has ravaged the country during the past five years, has been practically stamped out; restrictions as to the movement of cattle were relaxed in April, and should this not result in fresh outbreaks, the movement of cattle will shortly be allowed in the country under

regulation, exceptions only being made in those districts which cannot be declared free. This will give an enormous impetus to stock breeding for which the country is so admirably adapted.

ii. Red Water.

"Red-water" has to be reckoned with as a disease to which stock are liable. The disease is not contagious, but is conveyed from infected animals by ticks. Imported cattle should, I understand, be dipped to keep them free of ticks, but young stock should be exposed so that they get naturally immune. Cattle which are bred in "red-water" districts are more or less immune, but if they are removed for a time and then brought back, they may contract the disease. By dipping and spraying and destroying the ticks to get rid of coast fever we are, I was told, possibly losing the natural means of immunization of cattle. If, however, all ticks can be destroyed within fenced areas, it would appear that those areas would be entirely free from "red-water."

Cattle.

In spite of the ravages of coast fever, I found a good head of cattle on some of the farms visited. These, as a rule, consisted of crossbreds—farmers have been only too glad to breed any class of cattle they could. I found in some instances descendants from the bulls imported by Mr. Rhodes, and wherever this was the case an improvement in the class of beast was observable; the best bull I saw was a deep rich red shorthorn bull by one of the imported bulls referred to, out of a good class of cow, which must also have been a shorthorn, if not quite pure very nearly so. Crossbred bulls are mostly used, for farmers have been unable to get bulls of any special breed into the country. Now that the coast fever has been got over, and restrictions as to movement of cattle are to be relaxed, these difficulties can be overcome, and, in one or two instances, farmers are making arrangements to import bulls. The Ayrshire for milk, the Devon and Shorthorn for beef, seem to be the breeds from which it is thought bulls should be imported. The native cattle are the Angoni and the Mashona, both nice quality, but small; the former would weigh, I should say, 300 to 400 lbs., and the latter 500 to 600 lbs.; they are not good milkers. For transport and farm work generally the "Afrikander" cannot be beaten, but for beef these cattle are too slow in reaching maturity. The Friesland is a good milker, though I understand the milk is deficient in butter-fat; the steers make good transport cattle. If the Company establish a good breed of cattle—a milking strain and a beef strain—on their central farms, it will be a benefit to the farmers outside the settlements if arrangements can be made for them to have the use of stud animals, where distance permits, and also if they can purchase a good class of bull from the farm.

Rhodesia being undoubtedly a stock country, the improvement of the existing class of cattle is of the very greatest importance. In old days, I am told, "the country was black with cattle"; what they lived on in the dry season puzzles one, but I was also

told that the native cattle keep their condition in the dry season in a marvellous way. Here, then, is a good foundation, and I recommend settlers to start with the cattle of the country and improve on them later if they can. With winter feeding, the production of beef and dairying (one or the other according to the class of farm) should prove remunerative. At the present time one beast to ten acres is what a farm is expected to carry; if I make no mistake, we shall see the time when the land will carry considerably more. Here again I can only surmise, having had no experience of the country in the dry season.

I was told by one of the biggest cattle-owners in the country that 100 cows will breed 80 to 90 calves a year.

Poisonous plants.

A few cases of cattle being poisoned by eating poisonous plants were reported to me and were under investigation. I believe (as in the other South African Colonies) the "tulp" is to be found, particularly on low ground; this is a virulent poison. The natives prefer keeping their cattle on the high ground, and, probably, that may be the reason.

Sheds for cattle.

At the present time it is exceptional to find any sheds and yards for cattle; kraals, which are simply walled-in or fenced-in enclosures, are used; cows are driven into these for milking, and their legs tied during the operation. If winter feeding is carried on, it may be found better to fodder the cattle in yards (or kraals) with some rough sheds for shelter. In the same way the cows would surely do better if, instead of lying in a kraal all night with no shelter, they had sheds to shelter them in bad weather. I saw native cows driven into kraals in which they were literally up to their bellies in sludge, and in this they remained all night. Can this be right? They say the mud keeps off the ticks. The cattle were, as a rule, in first-class condition.

The question of how best to improve existing methods can only, after all, be answered by practical demonstration, and it is impossible to lay down the law on this, or any other such matter, until one has worked a farm for two or three years. As one of the farmers remarked, "We are all learning."

Price of beef.

Beef was 9*d.* per lb. retail, while I was at Salisbury, and at Umtali a large farmer told me he made 5½*d.* per lb. delivered wholesale to the butchers, dead weight.

Census.

The 1904 census gives the number of cattle in the country as 30,369 held by Europeans and 94,544 held by natives.

Sheep.

Unfortunately I was unable, through want of time, to visit the best sheep district in the country, which extends from Melsetter to Inyanga. I saw very few sheep; those I did see were mostly native. The Persian will do well, either pure or crossed on the native sheep, or on the Cape fat-tailed sheep, and I am told that a good breed is to be found in Bechuanaland, in Khama's country. In the Melsetter

and Inyanga districts Merinos do well, and I see no reason why, if they are kept out of the low ground in the wet season, they should not do in other parts of the country after the veldt has been grazed down with cattle and kept down for a year or two. A Bradford wool merchant, who has lately been in South Africa, speaks well of the Shropshire crossed on the Merino. Persians are, no doubt, best where there is much bush, as wool sheep get torn, but the wool sheep is the one that will probably pay best in the long run.

Mutton was 1*s.* to 1*s.* 3*d.* per lb. retail, while I was in the country.

The number of wooled sheep in the country in April, 1904, was 2,629; and of other sheep 13,421 held by Europeans and 99,912 held by natives.

Horses.

One cannot imagine a finer country for horse breeding. Let us hope that Dr. Theiller's serum, which I believe he hopes to issue before next year, will be effective, and that the country may eventually be as free from horse-sickness as the Orange River Colony, where I saw a good class of horse.

The ration for the Government horses is 6 lbs. mealies and 8 lbs. forage per day.

The number of horses in the country in April, 1904, was 1,783, held by Europeans only.

Mules and donkeys.

Not many mules are bred. In April, 1904, there were 2,540, the property of Europeans, in the country. They suffer from horse-sickness, but a slightly larger proportion than horses recover, and, thanks to the wonderful discovery by Dr. Theiller, they can now be successfully inoculated. The majority are colonial bred, but there are a good many Argentine, which were imported during the war.

Donkeys have been, one may almost say, the salvation of the country. They do not suffer from horse-sickness, and have done the bulk of the transport work and cultivation on the farms since the outbreak of coast fever amongst cattle. In April, 1904, there were 8,302 donkeys in the country, Colonial and German East African, all the property of Europeans. They are of average size, but the former require feeding in the dry season; the latter keep their condition better and do not require feeding. As far as I could ascertain, the only two stud donkeys in the country are the two Zanzibar "jacks," which stand at the Transport Department, Salisbury, for the use of farmers; the fee is 10*s.* per mare. Not many mares had been sent up to March last. Donkeys suffer from biliary fever, but this is not serious, and there are not many deaths. As far as I could discover, there are no stud donkeys of any special breed in Matabeleland. Of course, all farmers breed donkeys, but use only their own "jacks," and they do not keep stud animals for hire.

I understand that the Secretary for Agriculture is negotiating with a view to obtaining some more stud animals. It would certainly be a great advantage to farmers and transport riders if the breed of donkeys in the country could be improved.

The difficulty is in locating stud animals in suitable centres to which mares would be sent.

Pigs.

The black pig is preferred by many farmers to the white. I saw good lots of both black and white. The native pig is, as a rule, a miserable brute. The staple crop of the country is maize—an excellent food to finish pigs that are fattening. The imports of bacon and hams, *vide* pages 23 and 24, are sufficient evidence to show the room there is for pig-breeding and feeding. A movement is on foot to establish a ham and bacon factory at Gwelo, and special facilities will, I understand, be granted by the railway companies for the carriage of live pigs from all parts of the country to the factory. The establishment of such a factory is a move in the right direction and worthy of support. In 1904 there were 7,635 pigs in the country, the property of Europeans. Mr. Sanders Spencer, one of the largest pig-breeders in England, remarks, in an article in the Rhodesian Agricultural Journal: "You appear to have at your very doors one of the best extant markets, where prices can be realised which are unobtainable in any other country in the world; you have climate, which is, at least, as suitable as that of many countries to which I have exported pigs; and, further, the food for the pigs can be produced to almost any extent in the colony, and the use of ice renders the bacon-curer quite independent of the warm climate. . . ."

The price realised for pigs in Umtali was 4½*d.* per lb. live weight delivered, and at Salisbury 10*d.* per lb. dead weight delivered.

Goats.

The native goat does well. At many of the kraals I visited the goats had "scab"; dipping will eventually have to be made compulsory. The Angora, I was told, also does well, but I saw very few; they require special management and sheds for protection. In 1904 there were 2,968 Angora and 14,582 other goats in the country, the property of Europeans, and 315,927 held by natives.

Poultry.

At all the farms I found poultry; 65,000 was the return for poultry in the country in 1904. They suffer from various diseases and want attention. I saw a very nice stock at several farms, including turkeys.

Ostriches.

There are very few domesticated ostriches in the country. The only farm on which I saw any was Mr. Hull's in the Matopos. I saw wild ostriches in the Headlands and Rusapi districts. I see no reason why, in parts of the country, ostrich farming should not succeed.

Crops. Maize.

Mealies have been, and are still, the main crop. An average crop for a series of years, I was told, could not be taken as more than four sacks per acre, though I should say the best men average nearer eight sacks, and that this average will be increased by improved cultivation and selection of seed.

Wheat. Wheat suffers from rust and is at present only grown successfully under irrigation in winter; it is planted in May and June and harvested in September and October. I saw a fine sample of wheat at two farms at Headlands, grown from Egyptian seed under irrigation. What is wanted is good rust-resisting wheat; it is to be hoped that this will be found, so that farmers can go ahead and produce more; £30,000 worth of wheat-flour was last year imported into Rhodesia alone. Experiments in wheat growing should be carried out systematically with seed from different countries, and also to ascertain the best time for planting.

Oats. Oats are also grown under irrigation, "Boer" and "Algerian" being the principal seed used. Practically no oats are harvested and threshed; the crop is cut just before it is ripe and used for fodder as "oat-hay." This, of course, strikes one as wasteful, but no doubt there are many considerations which it is necessary to weigh up before condemning what is the general custom of the country; one naturally thinks it would pay better to harvest and thresh the oats, using the straw for fodder for cattle, and replace oat hay by meadow hay for horses, and sell the oats.

Barley. I saw good samples of barley, but at present very little is grown, and what is grown is used generally for fodder.

Beans. The French bean and the haricot bean grow well, but only on one farm did I see any quantity being grown.

Millets. Millets of several varieties are grown principally by the natives.

Hay. It is exceptional to find a hay-rick on a farm. Farmers rely on the wide area over which their cattle can roam to provide "feed" through the dry season. I feel sure that winter feeding will become more general and a necessity, especially when the breed of stock is improved.

What can be cheaper or answer the purpose better than hay, either for cattle which are being fed for the butcher or for dairy stock? The cost of making hay near Salisbury was given me as £1 5*s*. per ton.

Ensilage. Not much ensilage is made in the country, and the example of the other colonies in this respect might well be followed. Mealies, planted late, any quantity of grass, etc., could all be made into ensilage, which would come in as useful feed in the winter season.

Monkey-nuts or ground-nuts. These are largely grown on the Jesuit Mission Farm at Chishawasha, near Salisbury, where they have a machine for extracting the oil (there is 50 per cent. of oil in these nuts), and they are also cultivated by Rhodesia Consolidated, Limited, at Gravesend Farm, their market being Kimberley. This is a crop to which more attention might be given, and if grown extensively in a district it should pay to put down a plant for extracting the oil.

I did not see much land under lucerne. I should certainly advocate a good acreage of this crop, if possible, under irrigation on every farm. It has been the making of farms in Cape Colony. It can be cut for hay several times in the season, as well as grazed. Lucerne.

Manna grows well and makes excellent fodder. Manna.

Orchards have been established on various farms and estates, and the rapid growth of the trees is extraordinary. Citrus fruit especially is grown successfully. Japanese plums bear well, and, as I believe they ripen a few weeks earlier than the Cape fruit, should be a paying crop. All the following varieties of fruit grow and do well in the country, and most of these I saw: loquat, quince, lemon, lime, paw-paw, persimmon, grenadilla, mangoe, pomegranate, banana, guava, peach, apricot, grape, mulberry and apple. Pears do not seem to do well—why, I do not understand. Fruit.

Small fruit, such as strawberries, is not grown largely. There is no jam factory in the country, and no facilities for marketing "soft" fruits. I saw splendid grapes growing at Salisbury, and the Italians who are farming on the Borrowdale Estate think well of the prospects of vine culture. Small or bush fruit.

There should be an orchard on every holding or farm, and I hope on the Company's Settlements that, by co-operation of the growers in packing and marketing—thereby getting special rates from the railway companies—a remunerative trade will be established. This is referred to later on under the Land Settlement section of this report (*page 17*). Orchards on every farm recommended.

I had not time to visit the fruit farms at Inyanga, but I saw their exhibits at the Salisbury Horticultural Show and the quality was excellent.

The local markets seem to be supplied principally by small holders round the towns, and during the time I was in Salisbury vegetables were cheap, except cabbages and onions. Potatoes were scarce and making 2*d.* per lb. Vegetables.

The Company have lately received a special report on tobacco from a tobacco expert. I need only say that there seems to be a fine opening for the growth of tobacco, for which the country is, no doubt, admirably adapted. Several farmers are going in for tobacco growing, and the establishment by the Company of a central warehouse for sorting and grading, and for generally getting the leaf into condition for manufacturers under the supervision of an expert, who has been engaged for this work, should be a great assistance to the growers, while the substantial prizes which are being offered by the Company for the next three years for different grades will give growers further encouragement. The agricultural department also assists growers by the distribution of seed. Tobacco.

Irrigation.

The dam in the Matopos which serves one of the estates of the Rhodes' Trustees is the largest scheme in Rhodesia. Having in view the dry seasons experienced during the last few years, the necessity for irrigation becomes more apparent. I should not recommend expensive schemes to start with; make a slow and sure beginning. Where there are perennial streams irrigation can be carried out at a moderate cost, and winter, as well as summer, crops may be grown, in fact, a regular rotation of crops would be established and the wonderful fertility of the soil fully developed. It is not necessary for me to dilate here on what has been done in India, Egypt, Italy, America and other countries by irrigation of land; I would only point out that, in my opinion, the permanent development of agriculture in Rhodesia will be enormously assisted by, and dependent to a great extent upon, irrigation. I venture to suggest that it would be a wise policy on the part of the Company to obtain a report on the possibilities of irrigation from an expert; it would pay to do so. In Mashonaland particularly it should not be difficult to devise schemes whereby large areas could be put under irrigation at moderate cost, and in taking up an area for settlement it is of vast importance to make the best use of the available water, and to have the best possible advice before spending money.

Expert advice should be sought.

Experimental Farm.

I would suggest that the central farms which I advocate for each area taken up for land settlement (*see page 17*), should receive a special grant from the Administration to assist in carrying out experimental works, such as trials and selection of seeds, trials of insecticides, the Agricultural Department assisting and reporting on trials in the "Rhodesian Agricultural Journal," and inviting inspection by farmers and others of the trial grounds at all times. A great advantage in carrying out such trials on the central farm at each settlement is that these farms will be in different parts of the country, and experiments will therefore be more valuable, being carried out under the local conditions of that particular district, than they would be if carried out at one centre. These farms could also be utilised by the Administration as centres for stud animals for the use of farmers at a moderate fee.

An agricultural chemist would also be of great assistance. Experiments carried out on practical lines will be of great benefit to the country, and if the land settlement central farms are utilised as suggested, the Administration should be getting maximum results at a minimum cost.

Co-operation.

As far as I am aware, there is no co-operation for purchase or sale in the country at the present time. It is difficult, where distances from farm to farm are so great, to organise it, but yet it is not impossible, and if a start is made on sound lines it will not only be of great assistance to men who are now farming, but will tend to bring others into the district. I refer further to this under "Land Settlement" (*page 17*).

Fencing.

I recommend a wire fence with iron standards 25 to 30 yards apart, with either wood, iron or laced wire droppers—the two top wires barbed, and the remainder solid wires. The fence put up by the Company on the Fingo location, near Bulawayo, is as follows :— T iron posts 24 yards apart ; 4 strands of 4-point barbed wire ; 4 wire droppers laced in, 4 ft. high. If sheep are to be fenced they would have to add two more plain wires. Timber posts soon perish ; the best native timber for fencing is wild fig, mtsamvi, mtiti, msusu, mtoa, majange. For live fences the Mauritius thorn and kei apple is recommended. Fencing is undoubtedly the means by which cattle diseases will be kept within bounds. Farmers should be encouraged to fence their boundaries, or at all events to fence out the main roads.

Roads.

As the country is taken up and becomes more thickly populated, there will be more traffic, and roads will have to be improved. Districts which are out of reach of the railway will have to be opened up by making roads to them. Motor traction in the wet season is almost impossible on the roads in their present condition, and, if any regular service were established to any special district, bridges would have to be built and the road properly formed and maintained. How to provide funds, first, for the capital outlay, and, secondly, for maintenance, is a problem which must be overcome. If the country is to be developed, means of transport will certainly have to be improved ; at present vast areas are not yet tapped by the railways, and it is a matter for serious consideration whether motor traction will not be the transport for the future, and a feeder to the railways.

The Melsetter, Victoria, and Enkeldoorn districts may be taken, I think, as examples where better communication is needed to enable them to go ahead.

LAND SETTLEMENT.

Conditions on which settlement will succeed.

My instructions were to report especially with reference to land settlement in Rhodesia.

Let me say at once that, provided a workable scheme can be initiated, a scheme under which the settlers will eventually acquire the freehold of the land they take up, and the Company will earn a fair rate of interest on its advances, I can see no reason why land settlement should not be successful. It must be borne in mind, however, that, if the land is burdened with a costly scheme, land settlement will be a failure.

I would suggest that blocks of the Company's land be reserved for settlements, such land to be subject to the usual quit rent of 1s. per 25 morgen per annum, which would become payable only from the date of occupation by settlers in respect of their individual holdings.

The Company should, in my view, dispose of their land to the first settlers at a low but fair rate, according to the market value of land in the country to-day, reserving, however, alternate blocks: they should assist these men as far as possible in reason, without spoon-feeding, and make them successful: their success will mean the success of land settlement and the development of the country.

Reserve alternate blocks.

The selection of the first settlers is of the greatest importance: if they fail, the scheme will fail; therefore, we must be more than careful. We must get the right class of men—men who have been born on the land, and who understand their business. The man who can plough, reap, mow, milk, and do the work of the farm himself will succeed; if he is short of capital, assist him, otherwise than by direct advances in cash, and control him until he can pay his own way. Make men successful by their own industry, and they will bring others.

Country capable of development.

I believe that Rhodesia is a country capable of enormous development from the agricultural point of view, to say nothing of the cultivation of special crops and the establishment of industries such as tobacco, fibres, oil (from the monkey-nut and castor oil bean), flax, hemp, and cotton and rubber in selected districts.

Climate and rainfall.

The climate is, I suppose, second to none; the rains from November to March are abundant, and in the winter, March to November, the perennial streams, more particularly in Mashonaland, will enable irrigation to be undertaken at a reasonable cost; in addition, water can be obtained practically anywhere at a reasonable depth by boring.

Health.

As regards health, this is one of the most serious considerations, especially for men to whom colonial life is new, and it is a point on which I made careful enquiry, with the result that, except for malaria, the country appears to me to be wonderfully free from disease. As in all tropical countries malaria has, undoubtedly, to be reckoned with; but, if houses are erected on suitable sites and reasonable precautions are taken, the fear of malaria need not deter men and their families from settling in Rhodesia. In the words of Dr. Fleming, the Medical Director for Southern Rhodesia, in his paper on "Malaria in Rural Districts of Rhodesia and how to prevent it" (a paper which should be in the hands of all settlers in the country):—

> "Rhodesia, with its high altitude, its low mean temperature, and ideal climate, "is essentially a country where the European may settle with every prospect of "future success, and where one may reasonably hope that malaria will cease to "exist amongst the European population, except, perhaps, in the lower-lying "districts and borderlands of civilisation."

Imports.

The statements showing the imports of agricultural produce into South Africa are most interesting. These statements, which are to be found in the "Blue Books" of

the various colonies, contain some startling information and reveal the enormous amount of food-stuffs imported into the country which should be produced by local farmers. Rhodesia herself has a fair margin before her own requirements are filled, and one naturally turns to the Transvaal next as being the nearest outside market where, in beef and mutton, the imports amount to £732,464, and dairy produce to £456,155.

Markets and railways.

The preceding paragraph indicates that there is a vast market in South Africa for the agricultural products of the country. To tap those markets, farmers must co-operate and market their produce in bulk. Not only must they themselves co-operate, but they must co-operate with the railway companies. The railway companies have given special rates in many cases, but there can be no doubt that as soon as the farmers can bring a regular supply to the railway, in bulk, still greater reductions will be made; trucks will be built to carry special products, and the one industry will assist the other. The organisation of markets and transport is one of the most important factors in building up the success of any community of farmers. Local markets in Rhodesia are Salisbury, Bulawayo and Umtali (where there are large railway works). With their present population the requirements of these towns would soon be filled if the number of farmers in the country was largely increased, but when that happy day comes it will be found that the presence in the country of the farming industry, and other industries in connection with it, will mean an increase in the consumption of food-stuffs. Moreover, the mining population is increasing and, from all accounts, is likely to increase.

Exports.

Exports are small at present; last year mealies were exported to Kimberley, and there is already a demand for Rhodesian tobacco in the United Kingdom. Wool and cotton have also been exported in small quantities and reported upon favourably. After feeding her own population, Rhodesia will, it is hoped, export general produce in large quantities to the other South African colonies, and special products to Europe.

Central farm.

Control of water.

Reserve 5,000 acres.

Road.

It appears to me that the first thing to do is to select an area for a central farm as near as possible to the centre of the block of land chosen for settlement; if possible this farm should control the main waters to be utilised for general irrigation. I have already said that alternate farms should be reserved, so that when the district develops, and the value of the land naturally increases, the Chartered Company will be able to sell the reserved farms at an enhanced value. With this object in view I should make the central farm much larger, say 5,000 acres, than eventually it need be, thereby at once reserving an area which, in a few years, should be very valuable. It must also be remembered that the road from this central farm to the nearest point of railway must be made so that it is of the greatest possible advantage to the settlement as a whole. It may be thought advisable to make the central reserve even larger than

5,000 acres, as it is more than probable that a small township, with a commonage, would eventually be formed at each centre.

Sub-Manager

A resident Sub-Manager should be engaged—a thoroughly practical man, who can speak the native language, and who knows the customs of the country. He must be a man who can not only superintend the ordinary work on the central farm, including the dairy, but also carry out experimental work, initiate settlers into the customs of the country, and control the management of the "general store," to which I shall refer later. He would also be responsible for the execution of all development work which may be done on the various farms before they are taken up, and for improvement works authorised later. This Sub-Manager must, therefore, be a man of ability, and the class of man settlers would work with.

Settlers' quarters.

Arrangements must be made to put up accommodation for men who come for one year's training before taking up their holdings.

Fencing.

It may be advisable to do some fencing at once, but, as it may be necessary during the first year or two to adjust boundaries, it would be wise not to go too fast.

Stock.

As soon as possible a good head of stock should be got on the central farm; the Company should not be too particular as to breed. I understand that a considerable number of cattle in the North belong to the Company, and it may be possible to transfer a portion of this herd. I should certainly start with the cattle of the country, Angoni and Mashona, and also buy Afrikander, Friesland or any cross-bred cattle that can be picked up. If bulls are not to be got in the country they should be obtained from other South African colonies; I should not import from over-sea at present. I am told that in North-Western Rhodesia there are a lot of cattle to be bought cheap; also in North-Eastern Rhodesia, in the Fort Jameson district. As soon as ever the restrictions on the movement of cattle are suspended the Company should have their cattle ready to move down; they must be secured in advance. Trained oxen must be bought, also mules, donkeys, some native and Persian sheep, a few goats, poultry and implements; in fact, the farm must be stocked and it must be left to the Manager of the settlement to buy what he considers necessary.

General stock.

Settlers to be supplied with stock.

Stock should be supplied to settlers at market price, and they should have the use of stud animals on the farm at a reasonable fee.

Dipping tanks.

It will be necessary to erect one, or perhaps two, tanks for dipping; one, probably, near the homestead, and one might be placed on the main road or track on the outside of the farm, so that it could be used by settlers.

Dairy. A dairy must be got into working order as soon as possible, and when the farms round are taken up arrangements can be made to deal with all the cream or milk, the butter being marketed in bulk, eventually making this a branch of co-operation.

Seed. Settlers should be able to obtain seed of improved varieties from the farm, and, if the Company approve of my suggestion of making this an experimental station, they will have the work and results always under their observation.

Accommodation for settlers. Settlers who come out might be given the option of working on the central farm for a year, receiving instruction and board and lodging in return for their work; or they might be charged for board and lodging and be paid for their work; the farm would thus be an educational centre.

Cultivate in advance. I would propose to cultivate 20 or 30 acres on each holding before settlers take them over and, if possible, get up a hay-rick or two. Settlers who are resident on the central farm should be employed, as far as possible, in the development of what will eventually be the land they will occupy; as they will have to pay for this development work when they take over the holdings, they will work all the harder.

Assistance on entry. When they enter on their holdings the Manager should give the settlers assistance and advice, constantly visiting them, taking care, however, not to nurse them too much, and seeing that they do not rush into all sorts of useless experiments.

Houses for settlers. The most important point in the housing of settlers is the selection of site; for this reason I do not recommend the erection of permanent houses straight away; a man, after he has lived on his farm a year, is in a better position to judge which is the best spot for the homestead. It will have to be considered what class of temporary house to erect. I am inclined to think galvanised iron huts, which could be lined with green brick and roofed with zinc, with a layer of thatch over, might answer the purpose; these huts only weigh about 400 lbs. and are easily moved, so that they could be transferred from farm to farm as soon as permanent houses had been erected to replace them. The cost of these, exclusive of erection and thatch, would be:—

Iron huts.

		For thatch only.	With iron roof for thatch on top.
A reduction for quantity	12 ft. diameter	£14	£20
	16 ft. „	£25	£32

The 12 ft. hut has one and the 16 ft. has two windows; height to eaves is 8 ft. The settler would be charged, say, £2 per annum rent, and if he cared to purchase, the expenditure would be classed as an "improvement."

Central store. For the benefit of the settlement a general store should be started; this store should supply the necessaries of life (other than what can be grown), implements and

all farm requisites. The store should also purchase farm produce of all descriptions from settlers, which, under agreement, should all be sold through the Central Farm Manager.

The whole of this business should, as soon as possible, be made co-operative, and should then be managed by a Committee consisting of the Central Farm Manager, Sub-Manager, and certain of the settlers, who should be appointed by the general body of settlers, all of whom should be shareholders.

Division of farms.

The smaller the holdings, in reason, the better for the prosperity of the country; it is men on the land who are wanted, and the man who begins in a small way, who manages his own business and sticks to it, is the man who will forge ahead.

Farms must be set out according to the lie of the country, taking into consideration the nature and quality of the land and its adaptability, possibilities of irrigation, &c.

Irrigation Engineer to inspect.

This division of farms is of the greatest importance. The Irrigation Engineer should inspect the block of land and indicate what areas can be placed under irrigation, so that a fair proportion of same can be allotted to the different farms.

Size of farms.

As I have already said, the smaller the holdings, in reason, the better. I am in favour of making farms 1,000 to 1,500 acres; the smaller holdings of 500 to 600 acres will not be many, but in allotting large areas of land there will be farms of this size—in fact, of all sizes. The country with its many valleys—some large and some small, some with more water than others—lends itself to such division, so that all comers will have a chance of finding a suitable holding. On the small farm a man could go in for more intensive cultivation, such as tobacco, fruit, vegetables, &c.; and such a man as a blacksmith, carpenter and wheelwright, bricklayer, and any man who would engage his spare time in such a trade, *on the settlement*, could also occupy a small farm. Whether farms are small or large, I recommend a man to go in for mixed farming; he won't then have all his eggs in one basket. Men who wish to make market gardening their business should also grow corn and keep some stock, and combine market gardening with farming. The existing markets in the country for garden produce are limited at present, and transport and carriage by rail to the other colonies is a matter for organisation; it will come eventually, but gradual development must take place.

The 1,000 to 1,500 acre farm, with, say, 15 to 20 acres of irrigable land, would have also up to 200 acres of land which can be put under the plough. All farms should have enough agricultural land to keep *at least* one span of bullocks fully employed. The 2,000 acre farms and upwards would be principally stock farms.

In the Orange River Colony the size of farms is as follows:—At Westminster, farms are 850 to 1,000 acres; at Petrusberg (more of a stock country), 2,800 acres to 4,000 acres; and the Manager states even 4,000 acres does not allow room for reasonable

increase in stock after a few years. In the Bethlehem district the agricultural farms are about 1,400 acres, and the grazing farms 2,800 to 4,000 acres. In the Thaba'Nchu district the 1,000 to 1,500 acre *agricultural* farms have not been successful, being dependent on the rainfall; other farms are 1,600 to 3,000 acres according to their capacity for carrying stock.

It will be seen, therefore, that for stock farming considerable sized holdings are considered necessary in the Orange River Colony, and that it is important, if not essential, to have means of irrigation where agriculture is carried on.

Grouping of farms.

Farms should be allotted and roads made so that homesteads are grouped so far as is possible, for the sake of society, education of children, mutual assistance in the home or on the farm, and to facilitate the work of those who have to look after the settlers and assist them.

Time to arrive.

I am told that May is the best time for settlers to arrive, *i.e.*, if they go straight to their holdings. I do not see that it matters when single men, who are to work on the Central Farm, go out. It would, perhaps, be advisable to get one or two out as soon as operations are begun; they would be useful and have an excellent experience. The man who arrives in May has time to get settled, secure labour, get his farm stocked, and, as soon as the rains come, he is ready to commence ploughing; if some ploughing has been done in advance all the better, he can begin working his ground earlier.

Districts.

The districts which I have inspected and in which are large blocks of land suitable for "settlement" are—Lomagundi, Rusapi and Fairfield, Umtali and Marandellas.

All these blocks are in Mashonaland. I also inspected land in the vicinity of Gwelo and Bulawayo, in Matabeleland.

Lomagundi.

There is practically unlimited land in this district. The Police farm at Sinoia could be used as the central farm; it has been partially developed, but is now lying idle. In recommending this district, I assume, of course, that the line of railway to the Eldorado Mine will be built.*

Rusapi and Fairfield.

A fine tract of country, about 5,000 ft. above sea-level, would be from, and including, the northern block of farms at Rusapi, and embracing the southern block, some intervening farms, the Mashonaland Development Company's Estate, Southern Fairfield, Percyvale and the Railway Block.

Umtali.

A good proportion of the land available on and around the Premier Estate can be put under irrigation. The question of market in this district must be borne in mind,

* I have since heard that this has been done.

and it is a question whether here or at Lomagundi there will be the best local demand. Umtali district is, I believe, about the same level (Umtali is 3,550 ft. above sea-level) as Lomagundi and, therefore, there would not be much difference from the health point of view.

Marandellas.

There is a fine block of land at Marandellas, 5,660 ft. above sea-level; undoubtedly, it is a healthy district. Here, again, local markets would probably not be so good as at Lomagundi, but for export the position is certainly better.

In my opinion, Lomagundi or Marandellas would be the most suitable for the first settlement. If it were possible, I should very much like to go over each of these districts again, with the Irrigation Engineer, if it is decided to employ such a man.

Price of land to be charged settlers.

The price of farms must depend on locality, quality of land, amount of land which it is possible to put under irrigation, size of holdings, &c. I think it is advisable, if alternate blocks are reserved as suggested, to charge as low a price as possible for the land for the first year or two.

Capital required to stock a farm of 1,000 to 1,500 acres.

I have gone carefully into this question, and I put the amount at £700. For most men this amount would be sufficient, for some it would be inadequate; all depends on the man.

This amount includes passage out, erection of temporary house, furniture, implements, harness, stock, seed, wages, poultry, rent,* food for first year for himself and family, and £70 for extras.

Fencing.

Fencing should be encouraged, but I should in every case reserve the right to adjust boundaries of farms any time during the first two years of occupation. The class of fence to be used should be specified and approved by the Manager.

Steam cultivation.

Whether Steam Cultivation will be economical in preparing land for settlers will depend upon the nature of the country. There are, no doubt, large areas in which steam tackle would do good work; again, on the other hand, there are parts of the country unsuitable. In any case I should not recommend going in for a set of steam tackle until the Company can see their way more clearly. What can be done by deep cultivation, more particularly in dry seasons, has been satisfactorily proved in the Orange River Colony and in the Transvaal, and should the land selected for Land Settlement be suitable, the Company may have to invest in a set of steam tackle, say, next spring, by which time they will know more about their plans.

Undoubtedly the cheapest form of cultivation is by oxen, the Company, therefore, should breed large numbers of cattle for settlers, and these should be used as far as possible to start with.

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* Note.—Rent, calculated at 5 per cent. on the purchase price of a farm, is payable during the period of occupation, which does not ordinarily exceed 5 years, before issue of title.—C.D.W. 20.2.07.

Special quotations should be obtained from the Steamship Companies, *viâ* Beira. I suggest that settlers deposit the full amount of the third or second-class fare with the Company in London, and as soon as they are settled on the Company's land they should be refunded the difference between the full and special rates. Assisted passages.

The Railway Companies in Rhodesia are at present charging quarter fare to *bonâ fide* farmers, and quarter rate on their luggage, household effects and live stock.

Clause XVI. (a) in Permit of Occupation should be enforced. This restricts the cutting of timber other than for building and domestic purposes. Timber.

It should be part of the business of the Central Farms to supply trees of approved varieties for the planting of waste land on the settlements and elsewhere.

In the following table are shown some of the principal imports into Rhodesia from "over-sea," also from other States in the Union, for six months ended December 31st, 1905, and the amount of such imports for the year ended 25th March, 1905 :— Imports.

(*Where 1905 totals are not obtainable I have inserted 1904.*)

	From over-sea and from other States in the Union: six months only.		Total for one year ended 25th March, 1905.
Butter, Margarine, &c.	£6,132		£14,946
Cheese	1,735		3,194
Jams	2,072		8,208
Maize	3,200		3,720
Maize Meal	3,929		
Oats	1,124		2,651
Wheat Flour or Meal	15,296		41,386
Bran	1,007	(1904)	1,886
Eggs	640	(1904)	2,612
Fruit (all sorts)	6,224	(1904)	11,683
Beef	432		31,600
Mutton	954		
Meat (salted or cured, chiefly Bacon)	3,535		
Meat (tinned)	8,192		
Milk (condensed)	4,526	(1904)	13,762
Onions	1,461	(1904)	3,316
Potatoes and Seed	2,377	(1904)	5,886
Vegetables (tinned)	573	(1904)	3,111
Other fresh Vegetables	1,034		
Tobacco (including Cigarettes, £5,192)	10,393		20,758
Lard	1,191		—
Tea	2,411		—
Sugar	5,721		—
Coffee	1,958		—

In reviewing the returns comparatively for 1904 and 1905, the Controller of Customs draws attention to the following decrease in specific imports in 1905 :—

Maize and Meal...	£31,488
Oats	4,945
Meat (frozen)	6,320
Salted Meat	13,441
Tobacco	8,579

He remarks that, as there is no appreciable decrease in the population of the country, the requirements have been met more largely by local producers. This is satisfactory as far as it goes.

I would, however, call attention to the following totals of one year's approximate imports of some of the principal products which farmers in the country might produce :—

Dairy Produce, Butter, Cheese and Milk ...	... say,	£24,500
Wheat (flour or meal)	,,	30,000
Meat (tinned)	,,	16,000
Beef and Mutton (fresh)	,,	2,600
Meat (salted, chiefly Bacon)	,,	7,000
Onions, Potatoes and other Vegetables	,,	11,000
Tobacco	,,	10,000

OVERBURY,

TEWKESBURY,

January 8th, 1907.

SIR,

In accordance with instructions received from the British South Africa Company, I left England on July 14th and arrived at Salisbury (Rhodesia) on August 11th, leaving again for England on December 8th, 1906, and having now seen the country in the dry season I beg to submit a further report. I accompanied Mr. W. B. Gordon, Director of Irrigation for Cape Colony, on his tour of inspection, which occupied from August 7th to September 29th, during which time the following districts in Mashonaland were visited :—Salisbury, Lomagundi, Marandellas, Umtali and Melsetter.

I have the honour to be,

Sir,

Your obedient Servant,

(Sd.) C. D. WISE.

TO THE SECRETARY,

THE BRITISH SOUTH AFRICA COMPANY,

2 LONDON WALL BUILDINGS,

LONDON, E.C.

SECOND REPORT.

In the report which I had the honour to submit in May, 1906, I stated that I had seen the country at its best, *i.e.*, in the rainy season, and that, to form any sound opinion, the country should also be inspected in the dry season.

Opinion of country in the dry season.

I have now had the opportunity of seeing the country in the dry season, and have no reason to modify my views that it is capable of enormous development, not only by agriculture, but also by stock farming, to be followed later by the gradual development of special industries, one of the foremost of which there is every reason to hope will be tobacco culture.

The land has quite a different face on it in the dry season, and in some of the vleis, more especially on granite formation, there is more out-crop of stone than was noticeable in the wet season. Practically the whole country is burnt off by grass fires, and the sooner this is stopped by grazing down the grass with cattle the better, and I believe that if this can be accomplished the herbage will improve, and the bottom and finer grass will thicken out. On the granite soils the grass comes earlier than on the richer red and black soils, and I am inclined to think that some of this granite soil is better than it appears to be at first sight.

Cattle.

The excellent condition of the cattle of the country at the end of the dry season is astonishing, considering the shortness of feed, but I fancy they would mature at an earlier age if more hay was cut and used for fodder. I would emphasize the importance of starting with the cattle of the country, and improve on them later if possible.

Coast fever.

It is satisfactory to report that there have been very few outbreaks of coast fever during the past year, and the disease may be looked upon as being practically stamped out.

Wheat and oats.

I saw some good crops of wheat and oats grown under irrigation, the best field of wheat being in the Melsetter District.

Irrigation.

Mr. Gordon is reporting on irrigation, but I may say I was agreeably surprised to find so much water in the rivers at the end of the dry season, especially at Marandellas, Umtali and Melsetter. Large schemes would not, I understand, be feasible on the Marandellas farms, but on most of the farms small areas can be irrigated. At Umtali and Melsetter larger areas can be brought under irrigation.